

PLANNING COMMISSION MINUTES

March 12, 2003

CALL TO ORDER:

Chairman Bob Barnard called the meeting to order at 7:00 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present was Chairman Bob Barnard, Planning Commissioners Gary Bliss, Eric Johansen, Dan Maks, Shannon Pogue, Vlad Voytilla, and Scott Commissioner Winter were excused.

Associate Planner Sambo Kirkman represented staff.

Chairman Barnard called the meeting to order and explained that the only purpose of this meeting is to continue the public hearing items, observing that although the public is welcome to attend, no testimony would be accepted at this time.

NEW BUSINESS:

Chairman Barnard opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

PUBLIC HEARINGS:

A. PROGRESS QUARRY

The following land use applications have been submitted for a 110-acre mixed-use development consisting of 746 multi-family residential dwelling units to be located throughout the site with approximately 20 acres of land reserved for future commercial use. The proposal includes the realignment of SW Barrows Road, the

construction of a recreation trail along the southern portion of the project site, and the construction of a lake. The development proposal is located on the reclaimed rock quarry, south of SW Scholls Ferry Road, north of SW Barrows Road, between SW 154th Avenue and SW Horizon Boulevard, more specifically described as Tax Lots 200, 804, 1000, 1100, and 1200 on Washington County Assessor's Map 2S1-05. The parcels, which total approximately 110 acres in size, have the following zoning designations:

- Town Center – Medium Density Residential (TC-MDR);
- Town Center – High Density Residential (TC-HDR);
- Town Center – Mixed Use (TC-MU); and
- Urban Medium Density (R-4).

The following applications will be reviewed under the Development Code in effect prior to September 19, 2002:

1. CUP 2002-0027: CONDITIONAL USE PERMIT (PLANNED UNIT DEVELOPMENT/OUTLINE CONCEPT PLAN)

(Request for continuance to March 26, 2003)

The applicant requests Conditional Use Permit (CUP) for the Progress Quarry Planned Unit Development Outline Concept Plan (PUD-OCP). Development Code Sections 20.20.10.05.2.D.2, 20.20.10.10.2.D.2, and 20.20.10.15.2.D.2 requires development of sites greater than five acres to obtain CUP-PUD approval. The proposal is for a 110-acre mixed-use development consisting of multi-family residential dwellings and a potential commercial area approximately 20 acres in size. Pursuant to Section 40.15.15.3.B.1, the applicant has submitted a general concept plan for the 110-acre site identifying three phases of development for the proposed Planned Unit Development. The applicant has proposed specific design concepts for Phases 1 and 2, the residential developments, but does not provide specific information with regard to the proposed development of Phase 3, which involves the commercial area.

2. CUP 2002-0028: CONDITIONAL USE PERMIT (PLANNED UNIT DEVELOPMENT/PRELIMINARY DEVELOPMENT PLAN)

(Request for continuance to March 26, 2003)

The applicant requests Conditional Use Permit (CUP) approval for the Progress Quarry Planned Unit Development Preliminary Development Plan (PUD-PDP). The CUP will

review the specific development of 740 multi-family residential dwellings and associated improvements as one planned development. Pursuant to Section 40.05.15.3 of the Development Code, the CUP-PUD has requested deviations to certain site development requirements found in the zoning designations of the parent parcels.

3. **SB 2002-0016: SUBDIVISION PRELIMINARY PLAT**

(Request for continuance to March 26, 2003)

The applicant requests preliminary plat approval to subdivide Tax Lots 200, 80, 1000, 1100, and 1200 of Washington County Assessor's Map 2S1-05. The applicant proposes 348 lots to allow ownership of townhomes, apartment buildings, and commercial and with multiple tracts for associated improvements. Access to the site is through a street system consisting of public and private streets connecting to existing streets such as SW Barrows Road, SW Horizon Boulevard, SW Sagehen Street, SW Chukar Terrace, and SW Menlor Lane. The applicant requests a series of Street Design Modifications to multiple public streets throughout the development.

4. **TPP 2002-0006: TREE PRESERVATION PLAN**

(Request for continuance to March 26, 2003)

Request for approval of a Tree Preservation Plan for the development of a mixed use Planned Unit Development within a significant tree grove identified as Grove NX4 on the City of Beaverton's Tree Inventory.

The following applications will be reviewed under the Development Code in effect after September 19, 2002:

5. **VAR 2003-0001: PROGRESS QUARRY ACCESS SPACING – LOOP STREET**

(Request for continuance to March 26, 2003)

The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Collector' streets shall not exceed 440 feet. The applicant is requesting a Variance to the access street spacing standard for the Loop Street, which is designated a Collector street.

6. **VAR 2003-0002: -- PROGRESS QUARRY ACCESS SPACING – STREETS AREA D**

(Request for continuance to March 26, 2003)

The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Local' streets shall not exceed 530 feet and that access points

1 on 'Collector' streets shall not exceed 440 feet. The applicant
2 is requesting a Variance to the access street spacing
3 standard for streets 'G', 'H', 'I', and 'J' within area 'D' of the
4 proposed Progress Quarry development.

5 **7. VAR 2003-0003: -- PROGRESS QUARRY ACCESS**
6 **SPACING – STREETS AREA A AND B**

7 *(Request for continuance to March 26, 2003)*

8 The applicant requests Variance approval to Development
9 Code Section 60.55.40.6, which requires that access points on
10 'Neighborhood Route' streets shall not exceed 660 feet and
11 that access points on 'Local' streets shall not exceed 530 feet.
12 The applicant is requesting a Variance to the access street
13 spacing standard for streets 'A', 'B', 'C', 'D', 'E', and 'F' within
14 areas 'A' and 'B' of the proposed Progress Quarry
15 development.
16

17 Chairman Barnard granted the applicant's request to continue the
18 Public Hearing for CUP 2002-0027 – Progress Quarry Conditional Use
19 Permit Planned Unit Development/Outline Concept Plan; CUP 2002-
20 0028 – Progress Quarry Conditional Use Permit Planned Unit
21 Development/Preliminary Development Plan; SB 2002-0016 – Progress
22 Quarry Subdivision Preliminary Plan; TPP 2002-0006 – Progress
23 Quarry Tree Preservation Plan; VAR 2003-0001 – Progress Quarry
24 Access Spacing – Loop Street; VAR 2003-0002 – Progress Quarry
25 Access Spacing – Streets Area D; and VAR 2003-0003 – Progress
26 Quarry Access Spacing – Streets Area A and B was continued to a date
27 certain of March 26, 2003.
28

29 **MISCELLANEOUS BUSINESS:**

30
31 The meeting adjourned at 7:10 p.m.